

009.0

0002

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

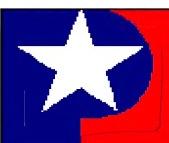
Total Card / Total Parcel

USE VALUE:

1,129,500 / 1,129,500

ASSESSED:

1,129,500 / 1,129,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19		LINWOOD ST, ARLINGTON

Legal Description						User Acct
104	6283.000	636,900	5,800	486,800	1,129,500	7922
Total Card	0.144	636,900	5,800	486,800	1,129,500	GIS Ref
Total Parcel	0.144	636,900	5,800	486,800	1,129,500	GIS Ref
Source:	Market Adj Cost	Total Value per SQ unit /Card:	336.31	/Parcel:	336.31	Insp Date
						11/04/17
						Entered Lot Size
						Total Land:
						Land Unit Type:

OWNERSHIP		Unit #:
Owner 1:	DEMARCO DIANE TRUSTEE	
Owner 2:	ROCHELLE REALTY TRUST	
Owner 3:		
Street 1:	19 LINWOOD STREET	
Street 2:		

Twn/City:		Cntry	Own Occ: Y
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1:	NOGUEIRA ROSEMARIE -
Owner 2:	-
Street 1:	19 LINWOOD STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .144 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3359 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
104	Two Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

6283	Sq. Ft.	Site
0	80.	0.97 1

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
									486,792						486,800	

PREVIOUS ASSESSMENT								Parcel ID	009.0-0002-0026.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	636,900	5800	6,283.	486,800	1,129,500		Year end	12/23/2021
2021	104	FV	607,900	5800	6,283.	486,800	1,100,500		Year End Roll	12/10/2020
2020	104	FV	607,900	5800	6,283.	486,800	1,100,500	1,100,500	Year End Roll	12/18/2019
2019	104	FV	443,300	6000	6,283.	517,200	966,500	966,500	Year End Roll	1/3/2019
2018	104	FV	442,100	6000	6,283.	377,300	825,400	825,400	Year End Roll	12/20/2017
2017	104	FV	414,400	6000	6,283.	328,600	749,000	749,000	Year End Roll	1/3/2017
2016	104	FV	414,400	6000	6,283.	279,900	700,300	700,300	Year End	1/4/2016
2015	104	FV	369,000	6200	6,283.	273,800	649,000	649,000	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOGUEIRA ROSEM	64472-332		11/5/2014	Convenience		1	No	No	
NOGUEIRA JOSEPH	48264-22		10/2/2006	Family		1	No	No	
NOGUEIRA JOSEPH	39039-613		5/3/2003	Family		1	No	No	
NOGUEIRA JOSEPH	38424-151		3/20/2003	Family		1	No	No	
	15121-386		7/1/1983		83,500	No	No	Y	

BUILDING PERMITS		ACTIVITY INFORMATION									
Date	Number	Result									
5/22/2014	543	By									
4/19/1995	197	Name									
		Hanne S									
		PC PHIL C									
		372 PATRIOT									
		9/27/1999 Mailer Sent									
		9/27/1999 Measured									
		243 PATRIOT									
		4/1/1992 PM Peter M									

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Good	RENOV IN PROGRESS, RE-CK 2001.											
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:													
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid Desc: Line 1 # Units 2											
Color:	GREY			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:		Rating:		Other											
GENERAL INFORMATION				WSFlue:		Rating:		Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt:	1930	Eff Yr Blt:						Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdct:		Fact: .						Totals				RMs:	12	BRs:	6	Baths:	3	HB	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal	2 - Plaster			Functional:		%		Interior:	2	6	3								
Sec Int Wall:		%		Economic:		%		Additions:											
Partition:	T - Typical			Special:		%		Kitchen:											
Prim Floors:	3 - Hardwood			Override:		%		Baths:											
Sec Floors:		%		Total:	18.6	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:	2	12	6								
Electric:	3 - Typical																		
Insulation:	2 - Typical																		
Int vs Ext:	S																		
Heat Fuel:	1 - Oil																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	2																		
% Heated:	100	% AC:																	
Solar HW:	NO	Central Vac:		NO															
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 009.0-0002-0026.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
14	Open Porch	D	Y	1	11X19	A	FR	1980	24.39	T	39	104			3,100		3,100		
3	Garage	D	Y	1	12X20	F	FR	1930	22.87	T	50	104			2,700		2,700		
2	Frame Shed	D	Y	1	14X12	A	AV	1999	0.00	T	16	104							
More: N	Total Yard Items:	5,800	Total Special Features:						Total:						5,800				
SKETCH																			
SUB AREA				SUB AREA DETAIL															
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
SFL	Second Floor	1,623	173.260	281,197															
BMT	Basement	1,133	51.980	58,890															
FFL	First Floor	1,133	173.260	196,301															
HST	Half Story	603	173.260	104,388															
OFF	Open Porch	394	20.690	8,150															
Net Sketched Area: 4,886				Total:	648,926														
Size Ad	3358.5	Gross Area	5488	FinArea	3359														
IMAGE				AssessPro Patriot Properties, Inc															